

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 321 Anderson Avenue**

An application has been submitted by **Peter Jaruczik on behalf of Tatra Valley Homes** for variances from the City's Zoning By-law 60-94.

The application relates to **321 Anderson Avenue** (PL 337 SHEET 13C1 PT LT 27), Oshawa, Ontario.

The purpose and effect of the application is to permit a semi-detached dwelling with two accessory apartments with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a semi-detached dwelling in a R3-A/R5-B (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Number of Parking Spaces for a Semi-Detached Dwelling with Two Accessory Apartments	3	4
Minimum Landscaped Open Space in the Front Yard	44%	50%
Partial Tandem Parking for Separate Units	To Permit	Not Permitted

A meeting of the Oshawa Committee of Adjustment was held on October 23, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: P. Jaruczik, 60 Thistledown Crescent, Whitby

A report received from the Economic and Development Services Department stated no objection to the approval of this application for the variances related to minimum landscaped open space and partial tandem parking with conditions and denial for the variance related to reduced parking spaces.

P. Jaruczik provided an overview of the application.

In response to a question from A. Johnson, V. Muhunthan clarified that parking is not permitted on the municipal boulevard.

F. Eismont commented that although a number of municipalities in Durham Region permit boulevard parking, the City of Oshawa is not one of them.

Moved by D. Lindsay, seconded by A. Johnson,

"THAT the application related to minimum landscaped open space and partial tandem parking by **Peter Jaruczik on behalf of Tatra Valley Homes** for **321 Anderson Avenue**, Oshawa, Ontario, be approved subject to the following conditions:

1. The Owner shall obtain an Access to Property Permit (curb cut) to generally match the width of the hard surface driveway apron in the boulevard with the proposed parking spaces on the subject site prior to the issuance of a building permit for the accessory apartment; and
2. A maximum of 0.3m overlap is permitted for the partial tandem parking spaces not assigned to the same dwelling unit."

"THAT the application related to reduced parking spaces by **Peter Jaruczik on behalf of Tatra Valley Homes** for **321 Anderson Avenue**, Oshawa, Ontario, be denied."

Affirmative – A. Johnson, F. Eismont, D. Lindsay, D. Thomson

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED in part, and BE DENIED in part.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variances granted are minor in nature.
2. The Committee is of the opinion that the variances granted are desirable for the appropriate development of the subject property.
3. The Committee is of the opinion that the granting of the variances maintains the general intent and purpose of the Official Plan and Zoning By-law.

The DENIAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variance is not minor in nature.
2. The Committee is of the opinion that the granting of the variance is not desirable for the appropriate development of the subject property.
3. The Committee is of the opinion that the granting of the variance does not maintain the general intent and purpose of the Official Plan and Zoning By-law.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 126 Ice Palace Crescent**

An application has been submitted by **Tanvir Rai on behalf of Shivam Chadha and Pallavi Pallavi** for a variance from the City's Zoning By-law 60-94.

The application relates to **126 Ice Palace Crescent** (PL 40M-2533 LT 20), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling which may include an accessory apartment with a minimum of two parking spaces, whereas Zoning By-law 60-94 requires a minimum of three parking spaces for a single detached dwelling with an accessory apartment in a R2(10) (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on October 23, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: T. Rai, 19-2131 Williams Parkway, Brampton
V. Yarakaraju, 128 Ice Palace Crescent

A report received from the Economic and Development Services Department recommended denial of this application.

T. Rai provided an overview of the application.

In response to a question from F. Eismont, T. Rai replied that adding a third parking space is not possible due to the location of the porch.

In response to a question from V. Yarakaraju, F. Eismont commented that the appropriate approach for discussing if a minor variance is required for their property is to get in touch with City staff.

Moved by A. Johnson, seconded by D. Lindsay,

"THAT the application by **Tanvir Rai on behalf of Shivam Chadha and Pallavi Pallavi** for **126 Ice Palace Crescent**, Oshawa, Ontario, be denied."


Affirmative – A. Johnson, F. Eismont, D. Lindsay, D. Thomson

Negative – None

CARRIED.

The DENIAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variance is not minor in nature.
2. The Committee is of the opinion that the granting of the variance is not desirable for the appropriate development of the subject property.
3. The Committee is of the opinion that the granting of the variance does not maintain the general intent and purpose of the Official Plan and Zoning By-law.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 40 King Street West**

An application has been submitted by **Asif Virani** for a variance from the City's Zoning By-law 60-94.

The application relates to **40 King Street West** (PL H-50002 PT LT 4 TO 6 NOW RP 40R-4231 PT 2), Oshawa, Ontario.

The purpose and effect of the application is to permit a mixed-use building with 119 apartment units with the variance in Column 1 below instead of the requirement in Column 2 below, as required by Zoning By-law 60-94 for a mixed-use building in a UGC-A (Urban Growth Centre) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking	0 parking spaces	86 parking spaces

A meeting of the Oshawa Committee of Adjustment was held on October 23, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: A. Virani, 40 King Street West, Oshawa

A report received from the Economic and Development Services Department stated no objection to the approval of this application with a condition.

A. Virani provided an overview of the application.

In response to a question from A. Johnson, V. Muhunthan answered that a study was not conducted for the parking capacity of the municipal parking structure.

In response to questions from F. Eismont and D. Lindsay, A. Virani explained that they are having discussions with City staff in order to move the project forward for completion in the near future. A. Virani also clarified that that the parking spaces would be unassigned.

Moved by D. Lindsay, seconded by D. Thomson,

"THAT the application by **Asif Virani** for **40 King Street West**, Oshawa, Ontario, be approved subject to the following condition:

1. This decision shall only apply to the existing building. In the event of demolition, the decision shall be deemed null and void."

Affirmative – A. Johnson, F. Eismont, D. Lindsay, D. Thomson

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variance granted is minor in nature.
2. The Committee is of the opinion that the variance granted is desirable for the appropriate development of the subject property.

3. The Committee is of the opinion that the granting of the variance maintains the general intent and purpose of the Official Plan and Zoning By-law.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 981 Lockie Drive**

An application has been submitted by **MEM Engineering Inc. on behalf of Jinto Antony Jyothi Chacko** for variances from the City's Zoning By-law 60-94.

The application relates to **981 Lockie Drive** (PL 40M-2706 LT 97), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling which may include an accessory apartment with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a single detached dwelling in a R1-E(32) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	43%	50%
Partial Tandem Parking for Separate Units	To Permit	Not Permitted

A meeting of the Oshawa Committee of Adjustment was held on October 23, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: A. Rajor, MEM Engineering Inc.

A report received from the Economic and Development Services Department stated no objection to the approval of this application with conditions.

A. Rajor provided an overview of the application,

Moved by D. Thomson, seconded by F. Eismont,

"**THAT the application by MEM Engineering Inc. on behalf of Jinto Antony Jyothi Chacko for 981 Lockie Drive**, Oshawa, Ontario, be approved subject to the following conditions:

1. The Owner shall obtain an Access to Property Permit (curb cut) to generally match the width of the hard surface driveway apron in the boulevard with the proposed parking spaces on the subject site prior to the issuance of a building permit for the accessory apartment; and
2. A maximum of 0.5m overlap is permitted for the partial tandem parking spaces not assigned to the same dwelling unit."

Affirmative – A. Johnson, F. Eismont, D. Lindsay, D. Thomson

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variances granted are minor in nature.
2. The Committee is of the opinion that the variances granted are desirable for the appropriate development of the subject property.

3. The Committee is of the opinion that the granting of the variances maintains the general intent and purpose of the Official Plan and Zoning By-law.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 2195 Chris Mason Street**

An application has been submitted by **Jeffery Homes** for a variance from the City's Zoning By-law 60-94.

The application relates to **2195 Chris Mason Street** (CON 5 PT LT 5 PT LT 6, now Plan 40M-2771 LT 45), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling with an exterior side yard depth of 1.7m, whereas Zoning By-law 60-94 requires a minimum exterior side yard depth of 2.4m for a single detached dwelling in a R1-E(32) (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on October 23, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: E. Jeffery, Jeffery Homes

A report received from the Economic and Development Services Department stated no objection to the approval of this application.

E. Jeffery provided an overview of the application.

Moved by A. Johnson, seconded by F. Eismont,

"THAT the application by **Jeffery Homes** for **2195 Chris Mason Street**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, F. Eismont, D. Lindsay, D. Thomson

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variance granted is minor in nature.
2. The Committee is of the opinion that the variance granted is desirable for the appropriate development of the subject property.
3. The Committee is of the opinion that the granting of the variance maintains the general intent and purpose of the Official Plan and Zoning By-law.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 2604 Craftsman Drive

An application has been submitted by **Valiuddin Mohammed on behalf of Abhishek Narula and Swati Malhotra** for variances from the City’s Zoning By-law 60-94.

The application relates to **2604 Craftsman Drive** (PL 40M-2690 LT 53), Oshawa, Ontario.

The purpose and effect of the application is to permit an accessory building which may include an accessory apartment ancillary to a single detached dwelling containing an accessory apartment, with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for an accessory building ancillary to a single detached dwelling in a R1-E(24) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	44%	50%
Minimum Parking Space Length (Spaces Assigned to Accessory Apartments Only)	5.4m	5.75m
Minimum Parking Space Width (Front Yard Spaces Only)	2.6m	2.75m
Partial Tandem Parking for Separate Units	To Permit	Not Permitted

A meeting of the Oshawa Committee of Adjustment was held on October 23, 2024 at 6:00 p.m. in the “C” Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: S. Syed, 6 Ripon Street, Mississauga

A report received from the Economic and Development Services Department stated no objection to the approval of this application with conditions.

S. Syed provided an overview of the application.

Moved by F. Eismont, seconded by D. Thomson,

“THAT the application by **Valiuddin Mohammed on behalf of Abhishek Narula and Swati Malhotra** for **2604 Craftsman Drive**, Oshawa, Ontario, be approved subject to the following conditions:

1. The Owner shall obtain an Access to Property Permit (curb cut) to generally match the width of the hard surface driveway apron in the boulevard with the proposed parking spaces on the subject site prior to the issuance of a building permit for the accessory apartment;
2. A maximum of 0.35m overlap is permitted for the partial tandem parking spaces not assigned to the same dwelling unit; and
3. The portion of land between the garage and parking area shall be restored with soft landscaping (e.g. sod, seeding, garden, etc.) satisfactory to Planning Services prior to the issuance of a building permit for an accessory apartment.”

Affirmative – A. Johnson, F. Eismont, D. Lindsay, D. Thomson

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variances granted are minor in nature.
2. The Committee is of the opinion that the variances granted are desirable for the appropriate development of the subject property.
3. The Committee is of the opinion that the granting of the variances maintains the general intent and purpose of the Official Plan and Zoning By-law.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 800 and 850 Wilson Road South**

An application has been submitted by **Biglieri Group Ltd. on behalf of 850 Wilson Property Corp.** for variances from the City's Zoning By-law 60-94.

The application relates to **800 and 850 Wilson Road South** (PL 335 SHEET 26 PT LT C6 NOW RP 40R-4383 PT 1,2 AND RP 40R-7535 PT 1,2), Oshawa, Ontario.

The purpose and effect of the applications are to permit temporary non-accessory parking on the proposed vacant lots (Lots C and D), whereas Zoning By-law 60-94 does not permit temporary non-accessory parking in a SI-A (Select Industrial) Zone.

A meeting of the Oshawa Committee of Adjustment was held on October 23, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: M. Kolack, Biglieri Group Ltd.

A report received from the Economic and Development Services Department stated no objection to the approval of this application with a condition.

M. Kolack provided an overview of the application.

In response to a question from F. Eismont, M. Kolack responded that they are progressing towards clearing conditions for the related consent applications.

Moved by D. Lindsay, seconded by A. Johnson,

"THAT the application by **Biglieri Group Ltd. on behalf of 850 Wilson Property Corp.** for **800 and 850 Wilson Road South** Oshawa, Ontario, be approved subject to the following condition:

1. That this decision shall become null and void after December 31, 2034."

Affirmative – A. Johnson, F. Eismont, D. Lindsay, D. Thomson

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variance granted is minor in nature.
2. The Committee is of the opinion that the variance granted is desirable for the appropriate development of the subject property.
3. The Committee is of the opinion that the granting of the variance maintains the general intent and purpose of the Official Plan and Zoning By-law.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 198 King Street East**

An application has been submitted by **Arash Bahamin on behalf of Richard Trent** for a variance from the City's Zoning By-law 60-94.

The application relates to **198 King Street East** (PL 120 LT 11 NOW RP 40R-6950 PT 1), Oshawa, Ontario.

The purpose and effect of the application is to permit an apartment building with the variance in Column 1 below instead of the requirement in Column 2 below, as required by Zoning By-law 60-94 for an apartment building in a UGC-A (Urban Growth Centre) Zone.

Zoning Item	Column 1	Column 2
Location of Dwelling Units	First Floor	2 nd storey, excluding basements, or higher

A meeting of the Oshawa Committee of Adjustment was held on October 23, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: T. Afridi, 805-4789 Yonge Street, Toronto

A report received from the Economic and Development Services Department stated no objection to the approval of this application.

T. Afridi provided an overview of the application.

Moved by D. Thomson, seconded by A. Johnson,

"THAT the application by **Arash Bahamin on behalf of Richard Trent** for **198 King Street East**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, F. Eismont, D. Lindsay, D. Thomson

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variance granted is minor in nature.
2. The Committee is of the opinion that the variance granted is desirable for the appropriate development of the subject property.
3. The Committee is of the opinion that the granting of the variance maintains the general intent and purpose of the Official Plan and Zoning By-law.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 399 Thornton Road North**

Applications have been submitted by **Cromwell Holdings Corp.** for Consent under Section 53(1) of the Planning Act.

The applications relate to **399 Thornton Road North** (Parts 1 and 2, Plan 40R-32394), Oshawa, Ontario.

B-2024-40: The purpose and effect of the application is to create an access and aisle easement over Part 1, Plan 40R-32394 in favour of the abutting property to the south (Part 2, Plan 40R-32394).

B-2024-41: The purpose and effect of the application is to create an access and aisle easement over Part 2, Plan 40R-32394 in favour of the abutting property to the north (Part 1, Plan 40R-32394).

A meeting of the Oshawa Committee of Adjustment was held on October 23, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: D. Chiodo, Cromwell Holdings Corp.

A report received from the Economic and Development Services Department stated no objection to the approval of this application with conditions.

D. Chiodo provided an overview of the application.

Moved by F. Eismont, seconded by A. Johnson,

"THAT the application by **Cromwell Holdings Corp.** for **399 Thornton Road North**, Oshawa, Ontario, be approved subject to the following conditions:

City Conditions:

1. That the lands meet the applicable provisions of Zoning By-law 60-94 or, in the alternative, the Owner obtain the approval of the Committee of Adjustment for any variances required to ensure conformity with the applicable provisions of Zoning By-law 60-94, and that such approvals become final and binding;
2. That the Owner submit to the Economic and Development Services Department a draft 40R Plan for approval describing the proposed severed and retained lands. Ultimately, the 40R Plan shall be deposited at the Land Registry Office prior to final approval, and, the City be provided with a copy;
3. The Owner shall submit the draft easement document for review and approval prior to final approval;
4. The Owner shall pay the required fee for clearance of City conditions for each application;
5. All taxes for the subject lands shall be current;
6. That the Owner satisfy the requirement of the Regional Planning and Economic Development Department's letters dated October 8, 2024; and
7. That the consent be subject to the following periods:
 - (a) Last date for fulfilling conditions is October 25, 2026
 - (b) Expiry date of Application is November 25, 2026

Agency Conditions:

1. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Oshawa that conditions one (1) to five (5) has been carried out to its satisfaction;
2. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition six (6) has been carried out to its satisfaction; and
3. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that consent has been given, the assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition seven (7) have been adhered to.”

Affirmative – A. Johnson, F. Eismont, D. Lindsay, D. Thomson

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 474 Aviator Lane and 481 Taunton Road West**

Applications have been submitted by **GHD on behalf of Kiya Investment Corp.** for Consent under Section 53(1) of the Planning Act.

The applications relate to **474 Aviator Lane and 481 Taunton Road West** (PL H50001 PT LT 9 RP 40R-31534 PTS 2 TO 6), Oshawa, Ontario.

B-2024-42: The purpose and effect of the application is to sever a 0.52 ha parcel of land with an existing office building (481 Taunton Road West) and create easements for access, parking, driveway and servicing over the severed land in favour of the retained land, and retaining a 0.49 ha parcel of land with an existing hotel (474 Aviator Lane).

B-2024-43: The purpose and effect of the application is to create mutual easements for access, parking, driveway and servicing over the retained lands of Application B-2024-42 in favour of 481 Taunton Road West.

A meeting of the Oshawa Committee of Adjustment was held on October 23, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: L. Dutt, Kiya Investment Corp.

A report received from the Economic and Development Services Department stated no objection to the approval of this application with conditions.

L. Dutt provided an overview of the application.

Moved by A. Johnson, seconded by D. Lindsay,

"THAT the application by **GHD on behalf of Kiya Investment Corp.** for **474 Aviator Lane and 481 Taunton Road West**, Oshawa, Ontario, be approved subject to the following conditions:

City Conditions:

1. The Owner enters into an agreement or other satisfactory arrangement with the City to ensure the fulfillment of the City's requirements, financially or otherwise for the development of the lands;
2. That the lands meet the applicable provisions of Zoning By-law 60-94 or, in the alternative, the Owner obtain the approval of the Committee of Adjustment for any variances required to ensure conformity with the applicable provisions of Zoning By-law 60-94, and that such approvals become final and binding;
3. That the Owner submit to the Economic and Development Services Department a draft 40R Plan for approval describing the proposed severed and retained lands. Ultimately, the 40R Plan shall be deposited at the Land Registry Office prior to final approval, and, the City be provided with a copy;
4. The Owner shall submit the draft easement document(s) to the City for review and approval;
5. The Owner submit to this Department for approval lot grading and servicing plans based upon the approved plans under related File SPA-2019-21 redlined with the proposed severance line and easements, prepared in accordance with the requirements and standards of the City of Oshawa by a qualified Professional Engineer of Ontario, to ensure conformity with both City and Regional servicing by-laws;

6. That the Owner submit a building audit with respect to spatial separation for the north and north-western walls of the existing hotel facing the new property line, prepared to the City's satisfaction, which documents the necessary works, if any, required to achieve compliance with the Ontario Building Code;
7. If necessary, the Owner obtains any necessary building permits to undertake the work identified by the building audit and such work to be completed upon development of the lands;
8. If necessary, as an alternative to Condition 7 above, a Limiting Distance Agreement (LDA) is executed to the satisfaction of the City, which would prevent any building on the severed lot from being built too close to the openings on the walls of the existing building;
9. That the Owner acknowledge and agree to arrange for and pay the cost of all existing or proposed services required to service the severed and retained lands in accordance with the policies and/or requirements of the City;
10. That the Owner acknowledge and agree to arrange for and pay for the cost of any relocation, extension, alteration, damage, repair or extraordinary maintenance of the existing services necessitated by this development shall be the responsibility of the Owner;
11. The Owner shall pay the required fee for clearance of City conditions for each application;
12. All taxes for the subject lands shall be current;
13. That the Owner satisfy the requirement of the Regional Planning and Economic Development Department's letters dated October 10, 2024; and
14. That the consent be subject to the following periods:
 - (a) Last date for fulfilling conditions is October 25, 2026
 - (b) Expiry date of Application is November 25, 2026

Agency Conditions:

1. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Oshawa that conditions one (1) to twelve (12) have been carried out to its satisfaction;
2. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition thirteen (13) has been carried out to its satisfaction; and
3. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that consent has been given, the assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition fourteen (14) have been adhered to."

Affirmative – A. Johnson, F. Eismont, D. Lindsay, D. Thomson

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.



Vaishnan Muhunthan, Assistant Secretary-Treasurer